

DEPARTMENTAL BUDGET INFORMATION ZONING APPEALS BOARD (51)

MISSION

As a quasi-judicial body, the Board's mission is to hear and rule on appeals from any person, aggrieved by a decision of an enforcing officer or any decision made by the Buildings and Safety Engineering Department where rigid enforcement could cause the appellant undue hardship.

DESCRIPTION

The Board conducts investigations and public hearings to determine whether variances, exceptions or modifications of approved regulated uses of land will be in the best interest of the public and that the spirit and intent of the zoning ordinance is upheld.

The Board of Zoning Appeals primary role is to hear and decide appeals from and review any order, requirement, decision or determination made in the enforcement of the City of Detroit Zoning Ordinance. The Board has certain discretionary powers in making its decisions to comply with the powers granted to it by the local zoning ordinance and State Enabling Act. Any adjustment or reversal must conform to the provisions of the zoning ordinance and provide neighborhood and commercial stabilization.

MAJOR INITIATIVES

Several projects are underway to improve services: The department is working with the City Planning Commission to develop comprehensive amendments to the City's

Zoning Ordinance. The department expects to complete recommendations by the end of December 2002.

The department has streamlined the procedures for processing each appeals case. An appeal, which was formerly heard within sixty (60) days, is now heard before the Board of Zoning Appeals within thirty (30) to forty (40) days after it is received.

The department is using a new digital camera and proxima projector system to provide a first class visual presentation at Board of Zoning Appeals Public Hearings.

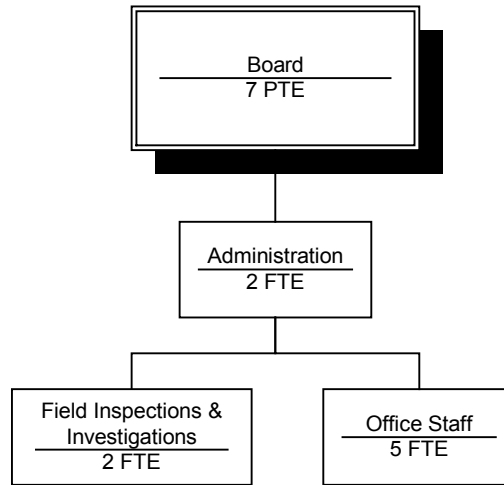
PLANNING FOR THE FUTURE

The department is currently planning to work with the Information Technology Services Department to develop a computer database that will allow the Board of Zoning Appeals to improve the log-in, tracking and processing of documents relative to each Board case.

The department is also planning for the adoption of the new City of Detroit Zoning Ordinance because it will result in additional responsibilities.

In the interest of improving the level of service, the department will develop a strategic plan, including both the level of service and staffing over a five-year horizon using ongoing performance measurement.

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PERFORMANCE GOALS, MEASURES AND TARGETS

Goals: Measures	2000-01 Actual	2001-02 Projection	2002-03 Target
Make all zoning decisions necessary to assure that land use is congruent with the spirit and intent of the Ordinance: Cases appealed	234	250	250
Make just decisions as they affect the applicant, people in the immediate vicinity of property and the general public: Zoning variance request processing from submission of application	30 days	30 days	30 days
Respond to City Council and administration referrals: Referrals response time	10 days	10 days	7 days
Develop recommendations for amendments to the Zoning Ordinance where appropriate and necessary: Revise City's Zoning Ordinance	N/A	June 2002	December 2002
Enhance the quality of services to citizens and businesses through improved land use and planning technology: Percentage completed of computer upgrade	90%	95%	95%

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EXPENDITURES

	2000-01		2002-03		
	Actual	2001-02	Mayor's	Variance	Variance
	Expense	Redbook	Budget Rec		Percent
Salary & Wages	\$ 425,202	\$ 554,575	\$ 510,070	\$ (44,505)	-8.03%
Employee Benefits	169,708	241,701	221,184	(20,517)	-8.49%
Prof/Contractual	(28,865)	45,000	42,750	(2,250)	-5.00%
Operating Supplies	7,191	10,942	10,795	(147)	-1.34%
Operating Services	81,694	98,177	101,658	3,481	3.55%
Capital Equipment	12,745	-	-	-	0.00%
Other Expenses	1,393	7,000	5,981	(1,019)	-14.56%
TOTAL	\$ 669,068	\$ 957,395	\$ 892,438	\$ (64,957)	-6.78%
POSITIONS	13	17	16	(1)	-5.88%

REVENUES

	2000-01		2002-03		
	Actual	2001-02	Mayor's	Variance	Variance
	Revenue	Redbook	Budget Rec		Percent
Sales & Charges	\$ 115,608	\$ 112,000	\$ 120,000	\$ 8,000	7.14%
TOTAL	\$ 115,608	\$ 112,000	\$ 120,000	\$ 8,000	7.14%

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